

## Presidents Report-March 28th, 2012

**Roof Assessment Proposal:** This is by far the biggest issue the Board dealt with this year. As was discussed at last year's annual meeting, the roofs are beginning to approach the end of their useful life. When they were installed they were placed over the existing shingles. While that saved costs at that time; it also is likely, based on the reserve studies and roofing contractors that have looked at our roofs, it reduced the lifetime of the roof from thirty years to more like twenty years. This past year the Board has spent a significant amount of time and effort trying to get a handle on what needs to be done and how soon we need to begin the project. The Board does not have a crystal ball so we have completed several actions.

- We have invited the residents to a series of special meetings and taken their input and listened to their concerns. There are very divergent opinions among the homeowners, but the Board has learned a great deal about the directions the residents would like us to take. We thank the residents for their input.
- We just completed a new reserve study and there will be a report on the results by the Reserve Committee
- We issued a contract to A1 roofing to do an additional inspection on the current shingle roofs to get another appraisal of lifetimes.

The Board has agreed to several actions related to the assessment:

- At some point we will proceed with a ballot measure to raise the funds for the new roofs.
- We cannot further reduce the operating fund to the point where we can generate the approximately \$1million that it is estimated to cost for the replacement.
- We will continue to use the existing reserves to fund the siding repairs, painting, flat patio roofs and asphalt repairs that are required to properly maintain the complex.
- We will complete the bids and look at financial proposals for a maintenance program that might extend the lifetimes of the roofs.
- We will take a hard look at a loan program that can use the CH Assessment, if approved, as collateral for a loan. The loan would allow construction of the entire project with a one summer work schedule. We will have an assessment repayment plan that will extend the resident payments over a time established by the Board. We would use the annual resident payment income to repay the loan over a five year period. The Board is also looking at a similar plan with a three year term.

**Reserve Study Work:** The Board has just completed and reviewed a new reserve study this fiscal year. A more detailed report will be given by the Reserve Committee latter in the meeting. There are some big ticket items that have been done and some more that are pending:

- Replacement of the flat roof sections on some of the units has been completed.
- We have just completed a first phase of a major project to repair dry rot on the siding...
- Painting the complex is scheduled 2013. Based on how rapidly the paint on some units is failing that date may have to be moved up to this summer.

**CC&R's Revisions under Consideration:** The HOA CC&R's governing documents have been completed and approved by the Board and our attorney. The last outstanding item is the cable TV amendments that you voted on this month. We will have the result of that vote later in the meeting.

**Social:** The Clarion and our website do a very good of giving you all a heads up on pending events.

**Speeding Update:**

The speeding problem has been reduced; but, we all must remain vigilant and keep to the posted speed limit of 15 MPH. Some residents and visitor still go well over the posted limit

**Sewer Pumping System:** Our sewer lines are below the main EBMUD trunk lines so our effluent must be pumped up the hill at the corner of Crown and Queens. Unfortunately this year we had the second pump on our lift station go out and decided to replace it. That means we now have two new pumps. The pump failures were unexpected and took a hit on the reserves we had not planned on. We compensated some by pinching back on some other funding and were still able to make the annual reserve transfer. We have also made improvements to the warning system and updated the pump controllers.

**Sewer Line Maintenance Update:** This project of stump removal from the lines was completed this year and we hope it solves the problem of line backups.

**Residents Directory:** Scott Sheppard has just completed the 2012 hardcopy of the phone directory and it is available. He also has kept the web directory up-to-date.

**Lights on Garages:** The CFL replacement project has been completed.

**Federal Property Update:** The Federal property to the east of us has sold. To our knowledge, there has been no precise use or zoning yet proposed to the City. The Board will monitor that carefully and will alert you when actual plans go forward to the Planning Department of Alameda. At that point we will hope to get final resolution of the property line along our southeast boundary. We may all need to become active as a group to make certain our voices is heard during the planning process.

**Bay Side Rip Rap:** There are still a few areas in need of some work. The Board as opted to place those repairs bit lower on the priority list we have going.

**Lawn Areas and Pathways:** The Board has developed several items for the lawns areas.

- We have implemented a policy on use of the areas by residents for large parties. This was done in part to reduce or liabilities.
- We completed the no trespassing signs on the Bay side large lawn with permanent stained post supports. The signs seem to have minimized the number of non-residents walking/playing on the lawn.
- Those areas also have seen major changes again this year thanks to the Landscape Committee's and C&D efforts to hard prune the last of our bushes and shrubs
- As per the City of Alameda's new non-smoking ordinance, no smoking signs have been installed.

**Raccoon Update:** The Board has received fewer complaints about raccoons and rats again this year. This is might be due to the removal of the seed bird feeders There has also been a concerted effort to keep the tree branches near the units trimmed back to prevent rodent access to the roofs. If you have taken note as you walk the grounds that the Landscape committee has also removed the brush and other materials that provide harborage. All of these efforts came from recommendations by Alameda Co. Vector Control